



Recommendation for Action

File #: 21-2048, **Agenda Item #:** 60.

6/3/2021

Posting Language

Conduct a public hearing and consider an ordinance repealing and replacing Article 9 of City Code Chapter 25-12 (Technical Codes) to adopt the 2021 International Property Maintenance Code and local amendments; creating offenses; and imposing penalties.

Lead Department

Austin Code Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

May 6, 2021 - Council set a public hearing for June 10, 2021.

October 12, 2017 - Council adopted the 2015 International Property Maintenance Code and local amendments.

For More Information:

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Council Committee, Boards and Commission Action:

May 13, 2021 - Building and Standards Commission voted to support the adoption of the 2021 International Property Maintenance Code and local amendments.

Additional Backup Information:

The International Property Maintenance Code (IPMC) establishes the minimum maintenance requirements for existing residential and commercial buildings, including minimum standards for structural conditions, lighting, ventilation, sanitation, and fire safety. The Austin Code Department obtained stakeholder feedback through the Public Input platform.

Highlights of the local amendments include:

- Adds an action plan requirement if the code official finds that the structure is unsafe or that hazardous conditions are present in the structure. An action plan is a written plan that identifies the repairs that are needed, the timeline needed for repairs, alternative methods of compliance, if necessary, and the projected finish date of the repairs.
- Deletes some prior local amendments and replaces with the International Code Council's

published version of the 2021 IPMC.